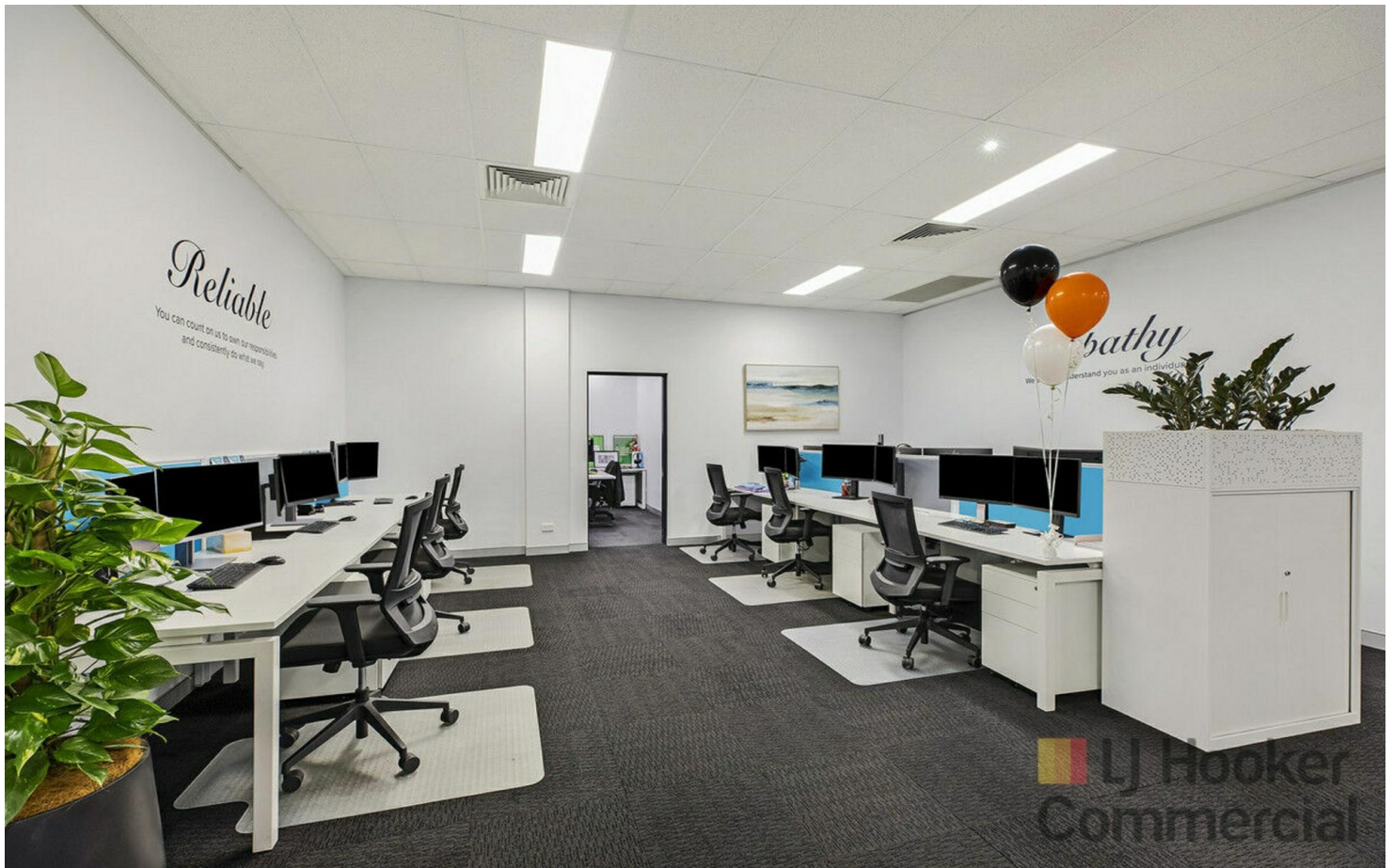




Tuggerah, 1/2a Bounty Close

Solid Commercial investment with secure long lease!

If you're looking for a Commercial property that ticks all your investment boxes, then this property is definitely worth a closer look!

Currently enjoying a secure long-term lease to My Home Care Pty Ltd, a multi-branded in-home care package provider operating across multiple locations throughout NSW, from Sydney to Coffs Harbour.

Located in Bounty Close at the Eastern entry to the Tuggerah Business Park with convenient proximity to Tuggerah Westfield, Tuggerah Super Centre, Bunnings, Service NSW, many specialty shops, Tuggerah Train Station & local Bus stops.

The current fit out features an open plan design, large boardroom, staff room & amenities, multiple open plan areas, office suites, it can be efficiently arranged to maximise a tenancies team requirements enjoying quality floor coverings, paint & IT cabling in place,

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
\$3,495,000

Building Area
964sqm

Contact
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Terrigal | Erina
(02) 4385 8444

this property has it all.

THE TENANT

My Home Care Pty Ltd are operating in a high growth industry with upward trending demand resultant of Australia's aging population. Having eclipsed the permanent resident aged care number of patients, the sector is providing 263,000 older Australians a Home Care Package compared to just 194,000 in residential care. Last year the sector grew another 19% as opposed to residential care growing by only 3%. #1

SUMMARY OF AREAS

Unit 1 - My Home Care Pty Ltd
840m2*

Unit 1a - Vendor can lease back or be sold with vacant possession
124m2*

Total NLA 964m2* (excluding parking)

Coupled with the 840m2* My Home Care tenancy, there is an additional 124m2* area consisting of office & storage area known as 1a. The lessor can lease back unit 1a in line with first term of unit 1 lease or, unit 1a can be sold with vacant possession if the purchaser requires the area for their own use.

The property has plenty of parking for the tenancy with seven (7) allocated car spaces & a large rear car park used on a first come first serve basis.

Features include:

- * Solid long-term tenant in place
- * Secure 5-year lease with 5-year option
- * Modern fit out in place
- * Loads of natural light
- * Allocated car spaces
- * Office & storage area with roller door access

*Approximate

#1 Source: The Weekly Source

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

More About this Property

Property ID	2ZRHXT
Property Type	Offices
Building Area	964 m2
Land Area	964 m2

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

Tom Bore 0402 938 144

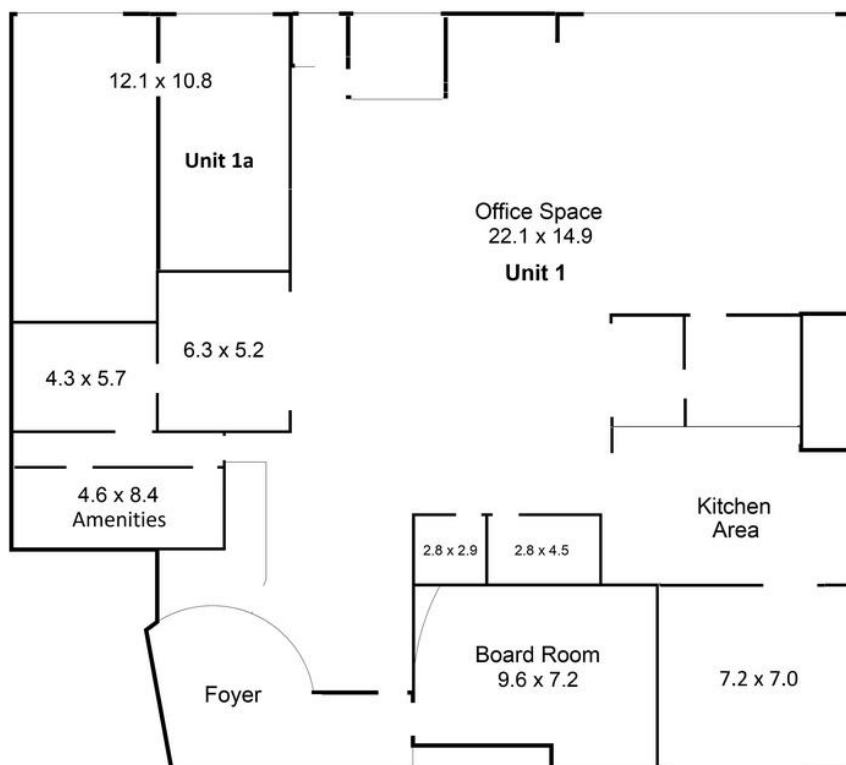
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0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

NOT TO SCALE

1/2a Bounty Close, Tuggerah